

Approved

MINUTES OF A WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 6, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ONLINE AS A ZOOM MEETING. THE MEETING BEGAN AT 6:30 P.M.

Mayor and Council Members Present:

Mayor Brent Marshall

Jewel Allen

Jeff Hutchins

Darrin Rowberry

Krista Sparks

Scott Stice, participated on Zoom

Appointed Officers and Employees Present:

Christine Webb, City Recorder

Brett Coombs, City Attorney

Jacob Enslen, Police Chief

Citizens and Guests Present:

Monte Kingston

Derek Ellis

Jolynn Leach

Cheryl Barrus

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Adam Nash

Krista Hutchins

Susan Johnsen

AGENDA:

1. Discussion with Monte Kingston on a possible new subdivision.

Monte Kingston explained Mountain Vista Development is doing the Wells Crossing Subdivision and as part of the development agreement they are required to provide some acreage for a park. They planned to add a park at the south end of the property, but the Soil Conservation District said that is not a good place for a park because the cows would tear down the fences to get to the grass. The Soil Conservation District suggested they look at the thirty-three (33) acres that is on the north side of Wells Crossing that fronts Mormon Trail Road. The Grantsville Irrigation Offices are to the north of the property. Mr. Kingston stated they have looked at how to work this with the Soil Conservation District and they are considering purchasing all thirty-three acres. He reported they have plenty of half-acre lot inventory. He stated they could do sixty-six half-acre lots on the property, but they are proposing to cluster that and do a small lot project and give the balance to the city for a regional park. The lots would be anywhere from 4,500 to 5,500 square feet. He explained this size lot is very popular with the millennial aged

group. Mr. Kingston stated they put the high speed fiber in at Wells Crossing and plan to do so at this location as well. He pointed out there really aren't any developments aimed at millennials in Grantsville.

Mr. Kingston explained that before they spent a lot of money on concept plans, they have a rough one to see how it would work. It would give the City approximately fifteen or so acres for a park. He said they did not want to put it under contract without the City Council's feedback. He added that they will likely have to keep the subdivision on the north side for the sewer and push it toward the Hunter Estates Subdivision. They will have to have the engineers look at it.

Mr. Ellis commented that he would like to see eighteen (18) acres for the park. Mayor Marshall asked if they will put the road in to the Butler property. Mr. Ellis answered that they would. He thinks one entrance to the park will come out of Wells Crossing and the other one will go out onto the Mormon Trail. Mayor Marshall pointed out the ditch that is there is the one the City pumps into when we are cleaning out the well; he suggested they incorporate a flow area to allow water from the north well to drain.

Councilwoman Sparks asked if the road will connect. Mr. Kingston answered it is not necessarily the layout they will go with, so it will be determined. There was a discussion about McBride Street, the Butler property, and other roads and streets. Councilwoman Allen inquired about the size of the lots. They discussed millennials not wishing to landscape and take care of a yard, but many work from home and need good internet connection. Mayor Marshall asked if they have irrigation water they can dedicate to water the park. Mr. Ellis answered they do not, but they can work something out. Councilman Stice asked for clarification on the density of the new part. Mr. Kingston explained it will not change; it will still be roughly sixty-two units. They plan to apply for a P.U.D. and build the streets to the required widths so the City will accept them after the P.U.D. is approved. They do not want to have an HOA in this subdivision. Councilman Hutchins expressed his concerns about the potential traffic on Durfee Street. Councilman Rowberry thought this was not a bad idea, but felt the details would have to be worked out. He stated he understood the demographic they were thinking of marketing to.

2. Adjourn.

Motion: Councilman Stice made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 7:00 p.m.